

Section 4

Summary

The pre-application engagement aligned directly with both local and national planning policy. A range of methods were used to engage with stakeholders and the community, including setting up a consultation website, meetings, direct correspondence, leaflets to residents, email updates, social media, and hosting public consultation events both in-person and virtually.

All events, both in person and online, were well attended by members of the public. During the initial phase of engagement, consultees welcomed the opportunity to meet the team, learn more about the emerging proposals, and provide feedback on the challenges, opportunities, and priorities of the community at West of Ifield. As part of the second phase of engagement for the proposed masterplan, the local community were presented with further detail on the plans and encouraged to take part in workshops to help shape the future of West of Ifield.

During the third phase of engagement the community welcomed a range of changes including the inclusion of the phasing of the development, clarification of the red-line boundary to make clear the protection of heritage assets the improvements to transport plans to reduce the risk of 'rat-running' through Rusper Road for example.

A pre-submission exhibition event took place to present the details of the plans being submitted and to outline the nature of a Hybrid application. Where comments have been raised throughout the extensive pre-application process, they have been considered by the project team in the development of the final plans.

Section 5

Appendices

Appendix 1 - 2020 Consultation Summary

*Created by Cratus Communications

WEST OF IFIELD CONSULTATION SUMMARY REPORT March 2020

Who are Homes England?

Our Consultation

Our Consultation – Who Responded?

100 consultation events across the North West

Cheshire, Merseyside, Lancashire, Cumbria

Map showing the locations of 100 consultation events across the North West. The events are concentrated in the Cheshire and Merseyside areas, with a few scattered locations in Lancashire and Cumbria.

Our Consultation – Who Responded?

Age group	Number of respondents
16-24	~10
25-34	~15
35-44	~85
45-54	~75
55-64	~70
65-74	~60
75-84	~40
85-94	~20
95-104	~10

Your Views

How you are making a difference?

Headline Figures from the Feedback Form	
 <p>The Opportunity - What do you think is important in this area?</p> <p>1. Education - educational system 2. Health - health care 3. Safety - safe streets - safe 4. Healthy, happy places - parks</p>	 <p>Design - What do the design issues play a role in this area?</p> <p>1. Public spaces - parks 2. Public spaces - walls 3. Streets - sidewalks - paths</p>
 <p>Using - What are the ways you are currently using this neighbourhood?</p> <p>1. Walking - walking 2. Biking - cycling 3. Using public transit 4. Using private vehicle</p>	 <p>Participation - What do you think the neighbourhood needs to do to help the neighbourhood become more...?</p> <p>1. Safe 2. Healthy 3. Healthy, happy places 4. Safe, healthy, happy places</p>

Keeping you Informed

We continually develop and change our approach to how we engage with you, and will share our modified plan for engagement with you at our [Business Plan debate](#).

We will be holding further webinars about [one of the main consultation topics](#) as available, [here](#).

Please contact [the team](#) if you have already [signed up](#) to our newsletter.

[www.essexplan.uk](#)
020 8007 7000
essexplan@essex.gov.uk
www.essex.gov.uk

Appendix 2 - 2021 Consultation Summary

*Created by Cratus Communications

West of Ifield Second Consultation Summary

May 2021



Who are Homes England?

Why are we proposing a new neighbourhood at West of Ifield?



What are we delivering new sustainable neighbourhoods?

The new neighbourhoods will be built on land previously used for agriculture. The new neighbourhoods will be built on land previously used for agriculture. The new neighbourhoods will be built on land previously used for agriculture. The new neighbourhoods will be built on land previously used for agriculture.



Wider area, Diversify (P1): We're about to plan more green spaces.

Local, Diversify, Local green spaces (P2): Local green spaces.



Our Consultation



How are we going to plan?

Our consultation will take place over a period of 10 weeks, from 11th May to 11th June 2021. The consultation will involve a range of activities, including a public exhibition, a series of online events, and direct engagement with the local community through the local council, Parish Council, and community groups.

The local council will be involved in the consultation, and the Parish Council will be involved in the consultation. The local council will be involved in the consultation, and the Parish Council will be involved in the consultation.

1. Local public exhibition (11th May to 11th June 2021)

2. Online engagement (11th May to 11th June 2021)

3. Local Parish Council engagement (11th May to 11th June 2021)

4. Local community engagement (11th May to 11th June 2021)



What are we consulting on during our second round of engagement?

Proposed developments in the area of the new neighbourhoods will be affected by the proposed developments. The proposed developments will be affected by the proposed developments. The proposed developments will be affected by the proposed developments.



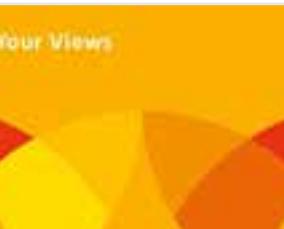
What responses?



What responses?



Your Views



Your ideas

The following pages are for you to contribute your comments and feedback and give an indication of priorities generated from the public consultation event and on-line survey.

We are using this feedback as within the broader context of these suggestions across the community.

Off feedback only detailed SSI documents is available on www.bawthurst.org.au



My ideas related: Principle of engagement

These ideas may affect the community and are a priority local concern. These thoughts are ideas being developed about the site through the engagement process. These ideas are the opinions and views of the community members from the public survey. Group members will determine the priority and scope of these ideas.

- “The public survey was used for further thinking on the way to developing local concerns. What do you think about the principle of engagement?”
- “What concerns and thoughts about the principle of engagement?”
- “What do you think about the principle of engagement?”



My ideas related: Ideas for my involvement in the community

My community ideas are concerned about the local community and local facilities. I personal needs and interests. Ideas are ideas of my involvement in the community and local facilities. Ideas are ideas of my involvement in the community and local facilities.

- “Promote involvement with other, and other, community groups, relevant organisations, local money, other and partnerships?”
- “What and who would you like to engage with other local community groups?”
- “What do you think about the principle of engagement?”
- “What do you think about the principle of engagement?”
- “What do you think about the principle of engagement?”
- “What do you think about the principle of engagement?”



My ideas related: Ideas for open space and facilities

These ideas are for the development of open space and facilities. These ideas are ideas of how we could teach a use of resources to create an area of public space and facilities. These ideas are ideas of how we could enhance an existing space and/or propose a new area of open space and facilities.

- “Proposed new local park and facilities for the public to use and enjoy?”
- “These facilities or open space of local interest or importance to you the space needs of the local community, “missing from my mother earth”?
- “What facilities that should be built, reflect the needs and interests of the local community?”
- “What areas of open space you have identified for local facilities and what measures can be taken there could be developed? This area already has facilities or they have been developed and are in need of maintenance or through due to the nature or state need of their removal?”



My ideas related: Transport infrastructure

These ideas are ideas of transport infrastructure. These ideas are ideas of how we could improve the local and regional transport infrastructure. The local and regional transport infrastructure is important to the local community.

- “What developments do you feel should happen to local transport in the near future?”
- “What developments do you feel should happen to local transport in the near future?”
- “What developments do you feel should happen to local transport in the near future?”
- “What developments do you feel should happen to local transport in the near future?”



My ideas related: Urban design

These ideas are ideas of urban design. These ideas are ideas of how we could improve the local urban design. These ideas are ideas of how we could improve the local urban design.

- “New design of local streets and/or buildings for local residents, as this neighbourhood is going through a lot of changes?”
- “Provide additional facilities for local residents, as this neighbourhood is going through a lot of changes?”
- “The nearby environment from the local area, including the impact of the traffic from other areas of the local area?”
- “The impact of traffic, local traffic, roads, as well as the local area of the local area?”
- “Environment and/or local area, as well as the local area of the local area?”
- “How are you going to plan for the local area?”



My ideas related: Impact of local SSI

These are the ideas for the local SSI. These are the ideas that are a result of the planning process. The local SSI is about the local area and its impact on the local area. The local SSI is about the local area and its impact on the local area. The local SSI is about the local area and its impact on the local area.

- “What impact is the local SSI having on the local area?”
- “What impact is the local SSI having on the local area?”
- “What impact is the local SSI having on the local area?”
- “What impact is the local SSI having on the local area?”



My ideas related: Visuals

These ideas are ideas of visual impact. These ideas are ideas of how we could improve the local visual impact. These ideas are ideas of how we could improve the local visual impact.

- “What impact are you seeing on the local area?”
- “What impact are you seeing on the local area?”
- “What impact are you seeing on the local area?”
- “What impact are you seeing on the local area?”



My ideas related: Impact on the existing local impacts

These ideas are ideas of the existing local impacts. These ideas are ideas of how we could improve the local impacts. These ideas are ideas of how we could improve the local impacts.

- “How are you seeing local impacts?”
- “What are you seeing local impacts?”
- “What are you seeing local impacts?”
- “What are you seeing local impacts?”



Next Steps



Next Steps

- “You will receive a proposed decision process and a process of what they propose to do with the proposed decision making for the local area, as well as the proposed decision.”
- “You will receive a proposed decision process and a process of what they propose to do with the proposed decision making for the local area, as well as the proposed decision.”
- “You will receive a proposed decision process and a process of what they propose to do with the proposed decision making for the local area, as well as the proposed decision.”
- “You will receive a proposed decision process and a process of what they propose to do with the proposed decision making for the local area, as well as the proposed decision.”




Appendix 3 - 2022 Consultation Advertising and Summary

*Created by Pillory Barn

Leaflets

 **Homes England**
Making homes happen

Save The Date
West of Ifield
Public Consultation
(20th, 21st, 22nd October 2022 and 1st November 2022)



HOMES ENGLAND

Join Homes England to view our plans for a new community West of Ifield, building new homes, creating new jobs and providing new infrastructure.

This is our third consultation and it will allow existing and future residents of West of Ifield to view the up to date Masterplan, learn more about our vision for a sustainable new community, and speak to representatives from Homes England.

Where and When

- Gurjar Hindu Union - Apple Tree Centre**
Thursday 20th October 2022
1pm-7pm
(Apple Tree Centre, Ifield Ave, Crawley RH11 0AF)
- Ifield Barn Theatre**
Friday 21st October 2022
2pm-7pm
(2 Ifield St, Crawley RH11 0NN)
- Rusper Village Hall**
Saturday 22nd October 2022
10am-3pm
(Horsham Rd, Rusper, Horsham RH12 4PR)
- Online Webinar**
Tuesday 1st November 2022
7pm-8pm
(This is a sign up event, if you wish to register please contact westofield@homesengland.gov.uk)

Scan the QR code to go directly to our website.



These events will be COVID-19 secure.
Can't make the event?
To post feedback and view the exhibition boards, visit our website: westofield.co.uk

 **Homes England**
Making homes happen

Save The Date
West of Ifield
Rusper Road Residents Information Event

Monday 7th November 2022 (7pm - 8pm)



HOMES ENGLAND

Following feedback from our recent public consultation sessions, we would like to invite you to a Rusper Road resident information event.

As a Rusper Road resident, this focused, online webinar will allow you to learn more about the proposed changes to Rusper Road, give you the chance to ask questions and give feedback to a team of Homes England representatives.

Homes England welcomes feedback on our proposals which can be made on our website www.westofield.co.uk.

Where and When

- Online Consultation**
Monday 7th November 2022
(7pm-8pm)
This is a sign up event, if you wish to register please contact: westofield@homesengland.gov.uk with the subject 'Rusper Road Webinar'

Scan the QR code to go directly to our website.



To post feedback and view the exhibition boards, visit our website: westofield.co.uk



Press release

 **PRESS RELEASE**

6th October 2022

Plans for new community West of Ifield set to be revealed at events this October

A series of community engagement events will take place this October to update members of the public on plans for a new community West of Ifield, and the benefits that it will bring to the area.

Located on the edge of Crawley, West of Ifield is an opportunity to answer local housing needs by delivering a new community of 3,000 new homes, as well as providing new infrastructure and boosting the local economy. The West of Ifield development has been earmarked for inclusion in Horsham District Council's proposed Local Plan.

The events, organised by Homes England, the government body behind the plans, will take place on the following dates:

Thursday 20 October
Gurjar Hindu Union - Apple Tree Centre: 1pm-7pm

Friday 21 October
Ifield Barn Theatre: 2pm-7pm

Saturday 22 October
Rusper Village Hall: 10am-3pm

Tuesday 1st November 2022
Webinar
7pm-8pm

(If you cannot make the in-person events the online webinar is a sign up event. If you wish to receive the register link, please email your full name and postcode to westofield@homesengland.gov.uk and you will receive the sign up link 48 hours before the event.)

Kate McBride, Project Director from Homes England said, "Housing affordability in the area is some of the worst in the UK and our plans for a new community West of Ifield will provide more homes where they are needed. 35% of the homes will be affordable and the community will have the schools, community facilities and other infrastructure it needs."



"We would like to invite people to come and find out more about what West of Ifield will bring to the area. We are looking forward to meeting the local community and updating them on our progress. Our team will also be on hand to talk to people and answer questions."

Plans for West of Ifield include:

- 3,000 new homes
- One primary school (three-form entry)
- One secondary school (six- to eight- form entry)
- A new neighbourhood centre including a food store, library, nursery, retail units, pub and leisure centre
- 23,000 sqm of employment space (co-working, hybrid, workshops, offices, studios) and an Innovation Centre
- It is expected to deliver 2,240 new jobs
- 50% green space including a country park, green corridor, nature paths, allotments and sports pitches
- New walking and cycle routes and high-quality public transport services
- 10% biodiversity net gain through the project
- Delivery of the first phase of the Crawley Western Link Road to improve access across the site
- Three distinct areas - Neighbourhood Centre, Hillside & Woodlands and The Meadows
- Provision of a 15-pitch traveller and gypsy site.

The in-person events will be Covid-19 secure.

<https://westofield.commonplace.is/>

ENDS

About Homes England

Homes England is a government public body that provides homes and communities in response to local needs. We have invested more than £27m in local economies.

Our purpose is to make sure that more people have access to well-designed homes in the places they want to live. This means that they can stay close to where they work, where their families are, where they want to be.

We control large amounts of public land and are responsible for making best use of this land, for example by releasing more land for housing.

We make places possible that benefit local communities and can overcome barriers that often prevent new communities being built. We make sure that infrastructure like suitable transport networks are provided as part of building a community.

Our recent projects include a new community of 3,500 homes at The Northern Arc at Burgess Hill in West Sussex and Northstowe, a new town in Cambridgeshire of 10,000 homes.

<https://www.gov.uk/government/organisations/homes-england>

Digital flyer

 **Save The Date**
West of Ifield
Public Consultation

Join Homes England to view our plans for a new community at West of Ifield, building new homes, creating new jobs and providing new infrastructure.

This is our third consultation and it will allow existing and future residents of West of Ifield to view the up to date Masterplan, learn more about our vision for a sustainable new community, and speak to representatives from Homes England.

These events will be COVID-19 secure.
Can't make the event?
To post feedback and view the exhibition boards, visit our website: westofield.co.uk

Where and When

- Gurjar Hindu Union - Apple Tree Centre**
Thursday 20th October 2022
1pm-7pm
(Apple Tree Centre, Ifield Ave, Crawley RH11 0AF)
- Ifield Barn Theatre**
Friday 21st October 2022
2pm-7pm
(2 Ifield St, Crawley RH11 0NN)
- Rusper Village Hall**
Saturday 22nd October 2022
10am-3pm
(Horsham Rd, Rusper, Horsham RH12 4PR)
- Online Webinar**
Tuesday 1st November 2022
7pm-8pm
(This is a sign up event, if you wish to register please contact westofield@homesengland.gov.uk)

Social media advert



Save The Date
West of Ifield - Public Consultation

Join Homes England to view our plans for a new community at West of Ifield, building new homes, creating new jobs and providing new infrastructure.

These events will be COVID-19 secure.
Can't make the event?
To post feedback and view the exhibition boards, visit our website: westofield.co.uk

Leaflet distribution area



Newspaper advert

Save The Date

West of Ifield - Public Consultation

Join Homes England to view our plans for a new community at West of Ifield, building new homes, creating new jobs and providing new infrastructure.

Where and When

Gurjar Hindu Union
- Apple Tree Centre, RH11 0AF
Thursday 20th October
1pm-7pm

Ifield Barn Theatre, RH11 0NN
Friday 21st October
2pm-7pm

Rusper Village Hall, RH12 4PR
Saturday 22nd October
10am-3pm

Online Webinar
Tuesday 1st November
7pm-8pm

Find out more at:
westofield.co.uk



(This online webinar is a sign up event,
if you wish to register please contact
westofield@homesengland.gov.uk)



Making homes happen

Web adverts

Save The Date

West of Ifield Public Consultation

Join Homes England to view our plans for a new community at West of Ifield, building new homes, creating new jobs and providing new infrastructure.

Where and When

Gurjar Hindu Union
- Apple Tree Centre, RH11 0AF
Thursday 20th October
1pm-7pm

Ifield Barn Theatre, RH11 0NN
Friday 21st October
2pm-7pm

Rusper Village Hall, RH12 4PR
Saturday 22nd October
10am-3pm

Online Webinar
Tuesday 1st November,
7pm-8pm

[View our map click here](#)



Making homes happen

Save The Date West of Ifield - Public Consultation

Join Homes England to view our plans for a new community West of Ifield, building new homes, creating new jobs and providing new infrastructure.

Gurjar Hindu Union
- Apple Tree Centre, RH11 0AF
Thursday 20th October
1pm-7pm

Rusper Village Hall, RH12 4PR
Saturday 22nd October
10am-3pm

Ifield Barn Theatre, RH11 0NN
Friday 21st October
2pm-7pm



Making homes happen

Save The Date West of Ifield - Public Consultation

Join Homes England to view our plans for a new community West of Ifield, building new homes, creating new jobs and providing new infrastructure.

[View our map click here](#)



Making homes happen



Save The Date West of Ifield - Public Consultation

Join Homes England to view our plans for a new community at West of Ifield, building new homes, creating new jobs and providing new infrastructure.

[View our map click here](#)



Consultation boards

Homes England

Making Homes Happen

Welcome and thank you for taking the time to come to our consultation event for West of Ifield.

This is our third consultation event. It provides an opportunity for local residents and those interested in living, working and visiting West of Ifield to view details of our proposals and learn more about our vision for a new sustainable community.

The information on the following boards gives details about Homes England, how we will build 3,000 new homes, jobs and new community facilities at West of Ifield and how it can benefit the wider area. Please feel free to ask our team questions and provide feedback as we finalise our plans.

For further information and to respond to our consultation online, please visit our website: www.westofield.co.uk





Homes England

Making Homes Happen

Who are Homes England?

Homes England is the Government's housing and regeneration agency. Behind each scheme we support, there's someone getting the stability that comes with a safe, secure and quality home of their own.

- We work with local partners who share our ambition to ensure more high quality homes are built in areas of greatest need.
- We use our influence, expertise and resources, including releasing our own land to housebuilders and delivery partners, to drive sustainable development and secure high-quality design.
- We prioritise infrastructure, focus on social value and create places everyone can be proud of.
- We have a track record of building new communities.



Our plans for West of Ifield

Our plans for West of Ifield have been developed through consultation with the local community, early engagement with our delivery partners and discussion with stakeholders.

Our vision is for a '15-minute neighbourhood' where all day-to-day needs can be accessed by walking, cycling and public transport. West of Ifield will reflect and build on the success of Crawley's neighbourhoods, providing new homes, creating new jobs, new community facilities and improved local services all within easy reach. It will improve public access to open spaces and provide sustainable transport choices.

Designed around the landscape, four distinct character areas - Meadow View, Hillside and Woodlands, Neighbourhood Centre and River Valley - will provide 3,000 homes, up to 2,700 jobs, alongside supporting infrastructure including schools and community facilities. West of Ifield will maintain the strategic green corridor between Horsham and Crawley.

Our plans will create a unique sense of identity allowing for sustainable living, improved health and positive wellbeing.

Have your say...

For more information visit: www.westofield.co.uk



Our plans for West of Ifield

Neighbourhood Centre

A new neighbourhood centre, focused around a mixed economy of local services and retail to support the local community and attract visitors for working, learning and shopping.

Proposed Neighbourhood Centre

- A new community hub for the neighbourhood and community events.
- Proposed premises include local services, including a supermarket, hairdressing, post office and a library.
- A new local sports and leisure facility.
- New primary school, secondary schools and an innovation centre.
- Space for a new health facility, including a dental surgery.

Have your say...

For more information visit: www.westofield.co.uk



Our plans for West of Ifield

Meadow View

Meadow View is an area of fields, including public areas of 'derelict' or 'fallow' land, set back from the River Valley. It will be a mix of residential, business and community facilities, with the River Valley running through the eastern side.

The area of fields, known as 'fallow' fields, will be reduced, along with using space to create a mix of residential, business and community facilities.

Have your say...

For more information visit: www.westofield.co.uk



Our plans for West of Ifield

Hillside and Woodlands

Responding to the existing topography, ridge and Woodlands will define the character of the area, creating a mix of residential, business and community facilities.

Proposed Hillside and Woodlands

- A new mixed residential, business, leisure and retail units, over 800 homes.
- New Chichester River Walk, linking local areas to create links with parks and leisure facilities and the River Chichester.
- Proposed local green spaces.

Have your say...

For more information visit: www.westofield.co.uk



Crawley Western Link

Background:
The delivery of the first phase of a new transport corridor, 'Crawley Western Link', will connect West of Crawley with Chipping (and the wider area). It forms a key part of our commitment to reducing road traffic impacts and providing sustainable travel choices.

West of Crawley Western Link (CWL) will provide the major access to areas of West and East Brighton (as it is known in the industry) with road improvements to create a more sustainable, more connected, more sustainable CWL and CWB.

What will the CWL look like?
The first phase of the CWL will connect the Chipping Barnet Road to the A23, via the existing West of Crawley and the new Chipping Barnet Road (as it is planned).

Decommissioning different transport areas, the CWL will provide a new road for the specific continuous dedicated facilities, integrated walking and cycling links.

The design of the CWL, including requirements set out by the Highways Authority, makes use of temporary traffic management and temporary traffic diversion measures that will be removed and included for CWL.

The vehicle range is to operate on the CWL and access from existing road junctions will be accommodated.



Proposed changes to Buxton Road:
The proposed CWL will change Buxton Road, closing it where it crosses the CWL, but providing active links for walking and cycling.



What does this mean for people travelling on Buxton Road and proposed CWL?

- Reduce the impact of road traffic volumes
- Allow cycling priority to be made use of the CWL
- Create better opportunities for active travel between Buxton Road and these areas

Consultation banner



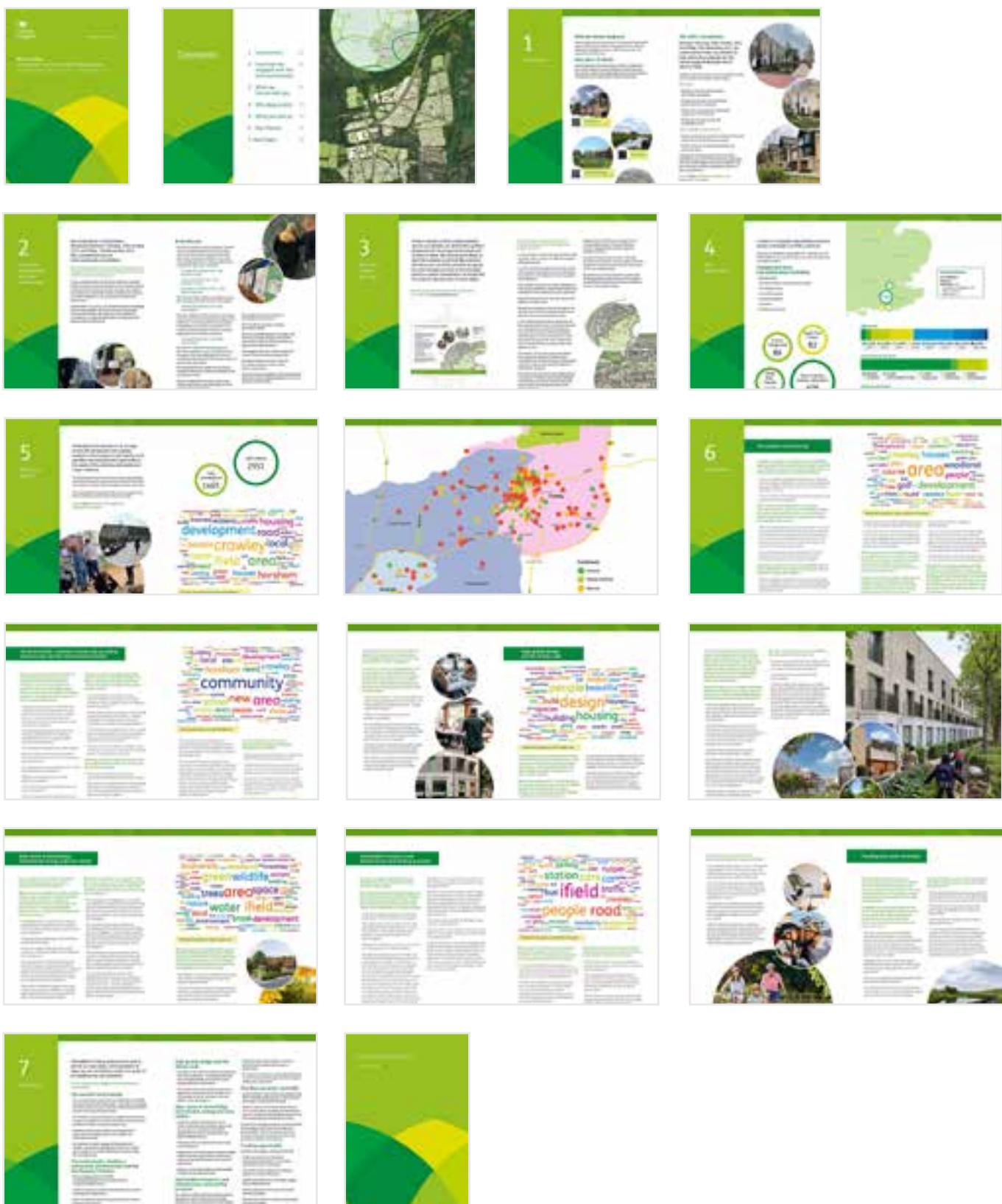
To find out further information and respond to our consultation online, please visit our website: www.westoffield.co.uk



Consultation floor map



Consultation summary



Appendix 4 - 2025 Public Exhibition and Advertising

*Created by Pillory Barn

Leaflet



Newspaper advert



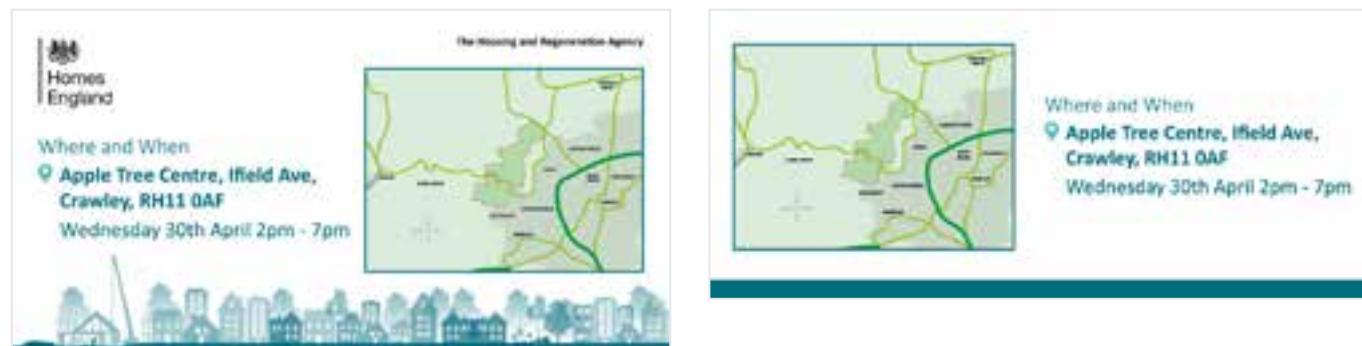
Press release



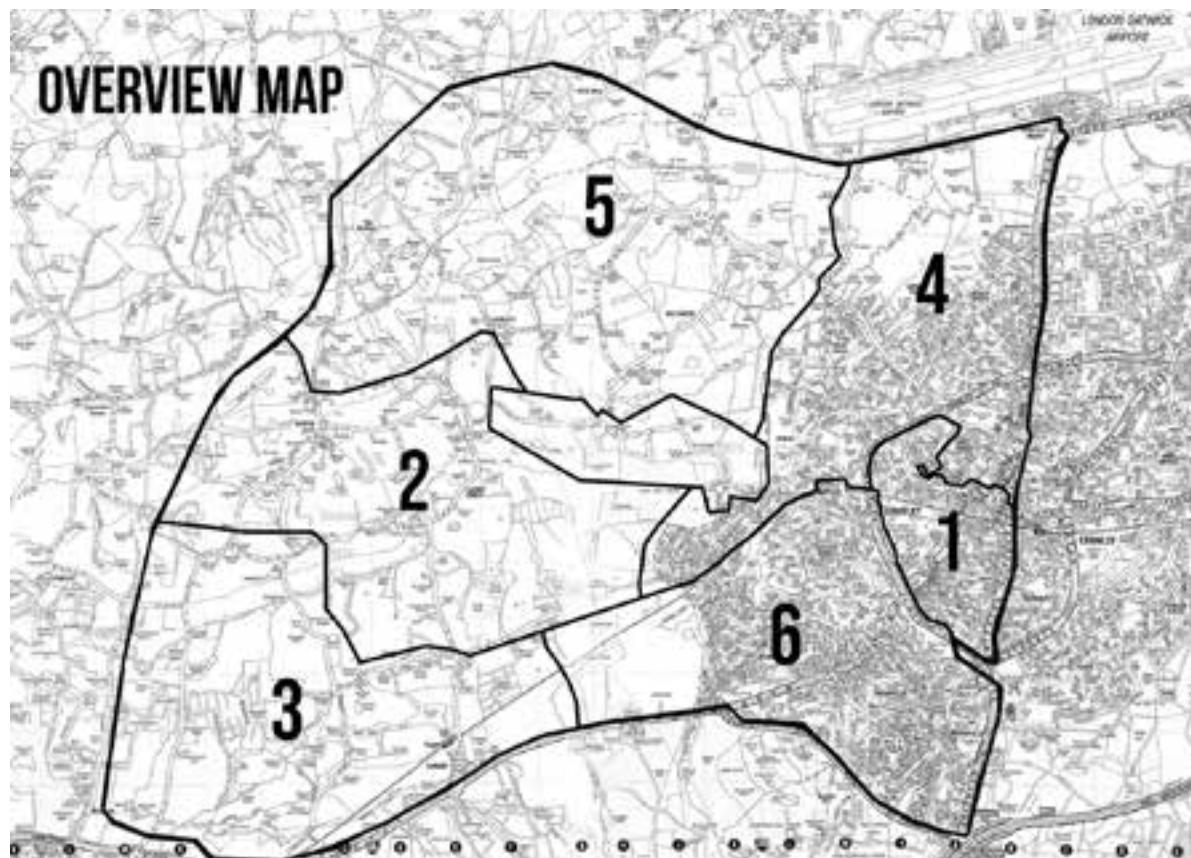
Poster



Social media adverts



Leaflet distribution area



Exhibition boards



Exhibition floor map





enquiries@homesengland.gov.uk
0300 1234 500
gov.uk/homes-england

July 2025